

Capitol Planning Commission Minutes
January 8th, 2014
Capitol Building, Conference Room G19
(1:00 pm – 2:43 pm)

Members Present:

William Dikis, Chair	Scott Weiser, Vice-Chair
Mike Carroll, Secretary	Representative Dan Kelley
Matt Anderson	Representative Ralph Watts
Carol Grant	Senator Matt McCoy
Allison Dorr Kleis	Senator Charles Schneider

Members Absent:

Elizabeth Isaacson

Department of Administrative Services (DAS) Staff Present for All or Portions of the Meeting:

Lon Anderson, DAS	Brant Carr, DAS/GSE
Doug Woodley, DAS/GSE	Jennifer Moehlmann, DAS/GSE
Tim Ryburn, DAS/GSE	Charlee Cross, DAS/GSE
Stephany Mahannah, DAS/GSE	Emily Narayan, DAS/GSE
Ben Brackett, DAS/GSE	Barb Bendon, DAS/GSE
Nancy Williams, DAS/GSE	

Others Present for All or Portions of the Meeting

Mark Willemsen, Legislature	David Luberda, Pigott, Inc.
Dave Heuton, Legislature	Cari Trilk, Pigott, Inc.
Lisa Scolatti, Herman Miller	

Call to Order and Introductions

The meeting was called to order at 1:02 p.m. by Chair Bill Dikis, followed by roll call and introductions.

Approval of Meeting Minutes for October 16, 2013 Meeting

Chair Bill Dikis reviewed the following action items from the October meeting minutes:

1. Master Plan Committee – consider some consistent method of noting the accomplishments that have been achieved for the master plan goals, recommendations for modifications that may arise, and identify, if appropriate, an amendment for the master plan.
2. Site Features Committee – discuss further developments on the Monumental Journey proposal.
3. Annual Report – request a meeting with the Governor and his staff to discuss the Capitol Planning Commission's priorities? Senator McCoy had been quoted in the minutes with regard to an opportunity fund that might exist – does that still exist and how can it be accessed? Should the annual report make a recommendation to increase the association fee? Senator McCoy said he appreciated reviewing Chair Bill Dikis' findings and he hopes Chair Bill Dikis will accept the invitation to share those findings with his fellow colleagues and discuss what deferred maintenance means in the State.

MOTION: Vice-Chair Scott Weiser made a motion to approve the minutes as submitted. Carol Grant seconded and the motion passed unanimously.

Committee Organization

Master Plan Committee

Vice-Chair Scott Weiser will try to schedule a master plan committee meeting to address the Master Plan update action items.

Site Features Committee

Carol Grant noted that no further action has occurred on the fiberglass sculpture since the last Commission meeting, but additional information should be available by the April Commission meeting. Scott Weiser asked if someone automatically gets a site if they meet the qualifications. He thinks it should be discussed and clarified that meeting the necessary guidelines and qualifications doesn't mean that the Commission will automatically grant a site request. Carol Grant said the Site Features Committee reviewed the decision-making process prior to the Monumental Journey request, but the point is well-taken. Chair Bill Dikis said he has concerns regarding the fiberglass monument. His concerns are with the materials, form and color, but mainly, he's uncomfortable with the aesthetics of the sculpture itself. Matt Anderson said he agrees that the monument was not designed within the context of that site in mind, noting that it was moved around and the selected site was a last resort. Scott Weiser asked if there are alternate sites. Carol Grant said there are a couple of possible sites and the artist will be included in the site selection. Scott Weiser asked if there are other groups requesting sites on the Capitol grounds. Jennifer said one group had requested an application, but no formal application had been received yet.

Representative Watts agreed with exercising caution when considering approval of monuments on the complex. He further suggested the Commission get the message out that not all requests are appropriate for the Capitol grounds, perhaps including a disclaimer in the application materials. Director Carroll said it is important to include a disclaimer when publishing minimum evaluation criteria. Senator Schneider agreed with that approach. Senator Matt McCoy said it makes sense to place the Monumental Journey monument near the Judicial Building, as a separate and equal branch of government. He further noted that if you don't like the material, that's a different issue. He believes the monument has a place on the Capitol grounds and that Jessica Rowe did a great job addressing the concerns about the materials and the up-keep of the monument. Senator McCoy said he thinks you need to have the ability to say no when there is something that is extremely controversial, but he thinks this is a reasonable approach and idea that has a place near the Judicial Building. He would have a problem with something that was clearly political. Director Carroll agreed and said the minimum criteria can get an idea to the point where the Commission decides whether it has the worth to put it on the State ground or not, but the determination is the responsibility of the Commission and it's always going to be a subjective opinion. Scott Weiser said it is a two track issue: he supports the reasoning behind the site, but he didn't know if the particular piece was appropriate for the site. Senator McCoy said he thought the site near the Judicial Building was probably fine, but if the Commission had problems with the proposed monument's materials or other issues, they need to address those concerns. Senator McCoy reminded Chair Dikis that the Commission could revisit any issue. Chair Dikis asked the Site Features Committee to review the Site Feature policy, with particular review of an escape clause approach.

Staff Reports/Project Updates

Legislative Update

Lon Anderson said Governor Branstad requested DAS assemble and submit a five-year, \$500 million state-wide infrastructure plan to be considered for his FY15 budget request. The Governor will release his budget on Tuesday, January 14. It is unsure what will be included in the Governor's budget request, but all indications are there will be a large amount of money recommended for bricks and mortar projects over the five-year period. This will likely include the Wallace Building, Historical Building,

and moving Fleet operations off campus. There is roughly \$500 million available for the first four years and about \$2 billion worth of requests so there are a lot of other things to consider in addition to the DAS plan. If the Legislature decided to fund the \$17.5 million technology request out of the General Fund, it would free up another \$90 million over the five year period for bricks and mortar projects. That is something Commission members could encourage legislators to consider. Senator Schneider asked how the Legislature supporting the technology fund would free up \$90 million. Lon said by code the \$17.5 million is supposed to come out of the General Fund, but every year the Legislature notwithstanding that language and takes it out of the Rebuild Iowa Infrastructure Fund. If the \$17.5 million were to come out of the general fund for five years, there would be \$90 million. Director Carroll commented that the plan DAS submitted did not include any Regents, DOT, Public Defense, or DNR projects because those were requested separately.

Construction Update

Row House

Charlee Cross reported there is a small section of sod remaining to put down and they were unable to test the irrigation system due to the weather. Both of those items will happen in the spring.

Iowa Building

Charlee Cross reported there is a delay in the demolition of the Iowa Building due to the weather. They hope to have the grading done by the end of February and will seed in the spring.

Historical Building

Charlee Cross reported that planned granite repairs are 99% complete and caulking will be completed around the building in the spring due to the weather.

Hoover Building

Charlee Cross reported the Hoover Building Exterior Restoration is on hold until spring due to the cold weather. The windows are currently being cleaned. Chair Bill Dikis asked which part of the building is complete at this point. Charlee Cross answered that the structural part, which is the joint caulking, is all complete. She added that the cleaning north side of the building is done and the south side is near completion. Due to the natural color variation of the limestone, it will never be all one consistent color. The rest of the work will be postponed to spring.

Capitol Lightning Project

Charlee Cross said the project is almost complete and the craning is schedule to be done over the holiday weekend to set the flagpole on the roof, which acts as the lightning rod. The UL testing will be the final step.

B-Cycle Station

Jennifer Moehlmann said DAS is working with Carl Voss on the agreement for the B-Cycle station.

Fleet Relocation

Tim Ryburn said there is nothing new to report on the Fleet Building until funding is available.

Overview of the State of Iowa State Employee Work Environment Analysis

Lisa Scolatti from Herman Miller summarized the State of Iowa Employee Work Environment Analysis, a 78 page report which is available upon request. The analysis methodology included benchmarking the State of Iowa workplace environment against that of leading private sector companies, such as John Deere, Wellmark, Principal, Meredith, and other State governments. The analysis included recommendations concerning opportunities for savings, reduced square footage,

improved workspace, improved employee experience, increased productivity, and improved employee engagement and attraction and retention. The analysis recommended starting with a pilot project to prove the concept before implementing statewide.

Director Carroll noted that DAS has been reviewing different workplace policies in the past couple of years. He noted that DAS has a “telework” policy that includes an agreement signed by both management and the employee, along with rates to be paid for services required for a job. He said the State has all the necessary policies and tools in place if management wants employees to work from home. Senator McCoy said it’s good that DAS is starting to address productivity through this type of study. Senator McCoy added this is a step in the right direction and he hopes that the State will allocate resources to test the concept and measure productivity. Director Carroll said this brings us back to the existing Master Plan that we have in place, which presumes the same philosophy of constructing more buildings and placing more employees in the buildings. Director Carroll said it does call for a re-visit of the Master Plan and whether or not the Master Plan makes sense. Senator McCoy said it is exciting to build more buildings, but ultimately it’s better to renovate the spaces we already have.

Representative Watts asked what kind of thought was put toward measuring employee productivity when the employee is away from the office or is in a home environment. Director Carroll said you have to change your parameters because it is more results-type management than metrics-type management and as long as the work gets done, that’s all that matters. Chair Dikis asked for the definition of the “high level assessment” recommended in the report. Ms. Scolatti said that would be focused on what department can move to and from lease spaces, to how many people are on Capitol Complex, and understanding mobility and collaboration patterns. The emphasis is on understanding who the employees are, what they do, and what resources they need to accomplish the best results. Director Carroll said allowing mobile working would also expand the employee candidate pool. Senator Schneider said one of the metrics that can be measured is employee turnover. It is expensive to recruit and train new employees when current employees leave. In Principal’s case, they renovate a current building to save on retention and attraction costs. Director Carroll advised that all these concerns should be taken into account when reviewing the Master Plan. Senator Schneider noted the report recommendations should also be taken into account when replacing office equipment.

FY2015 Five Year Infrastructure Plan

Director Carroll said Governor Branstad requested a five year infrastructure plan to show where the resources would go and why they were needed. Accordingly, a work group was established with representatives from: the Plumbers and Steamfitters Local Union 33, Master Builders of Iowa, Scott Weiser, a representative from the Iowa Department of Management, and DAS staff. The group met several times to put the plan together and then the plan was presented to the Governor for his consideration for inclusion in his budget recommendation to the Legislature. Director Carroll said it’s more of a rolling plan and if a budget request is not included in the Governor’s recommendation, then the next year it would be re-prioritized. One thing considered was that once money was appropriated for a piece of the plan (a particular project), the project would continue to be funded in subsequent years until completion.

Chair Bill Dikis asked about the rationale, strategy, and practicality of requesting funding for a project over a three year period, e.g. the Historical Building renovation. Director Carroll said if money is appropriated for a project in a particular fiscal year, it becomes a priority until completion.

Annual Report

Chair Dikis sent a draft of the annual report to Commission Members for final review and approval. The report will be based upon the same approach and criteria utilized last year: items related to maintenance, repairs, ADA compliance, safety and building code compliance will be removed from the

CPC ranking process and left to the Legislature to sort out. Chair Dikis noted that he did not believe the Commission is capable of, or should be responsible for, prioritizing items of this nature. The Commission's focus and priority should be limited to the well-being of the Capitol Complex buildings and grounds.

Chair Dikis recommended keeping the five-year plan in mind and suggested the Commission assume the Historical Building appropriation request will be approved and agree that the Wallace Building and Mercy Capitol demolition are two high priority projects. He also recommended that the pedestrian tunnel project between the Capitol and Lucas Buildings be ranked since it was being used by employees and visitors. He noted there are projects that are not highly ranked in the five-year plan but don't seem to have a lot of funding associated with them. In the past, the Commission expressed support for the monuments and art work restoration program. Chair Dikis recommended the Commission consider a higher ranking for the capitol complex interior painting program, capitol complex carpet replacement, and lighting for the Capitol rotunda glass floor. He also suggested accelerating the Ola Babcock Miller Building stone restoration project by moving the funding date from FY17 to FY15, or perhaps FY16. Scott Weiser said Chair Dikis had done good work in selecting items that could be accomplished, modest gains for the next year, and he supported those. Senator McCoy noted the project ranking/prioritizing process is essential, especially as the Infrastructure Committee gets inundated. Other items of discussion included the possibility of advancing the Fleet operation relocation project sooner than FY2017, possibly moving the West Capitol Terrace up from FY2019 to FY2017, and moving up the property acquisition fund. Chair Dikis asked for input regarding the project to rebuild the Court Avenue Bridge. When compared to rebuilding the Court Avenue Bridge, Director Carroll noted there are many higher priority projects on the Capitol Complex that can better utilize the \$6 – \$8 million needed for the bridge. Representative Watts added that the project has no priority or importance among the legislators he has talked to as well.

Chair Bill Dikis will work with Jennifer Moehlmann to assemble a final draft and send to Commission members. Chair Bill Dikis will pursue meeting with the Governor to present the Annual Report rankings once they are finished.

Chair Bill Dikis asked if the Annual Report should include a recommendation to increase the association fee for Capitol Complex building services provided by DAS to \$5.90/sf. That would take about a \$3 million appropriation to the departments that would then be built to the base for future years. Representative Watts asked how the increase would help with major maintenance. Director Carroll said it would help with routine maintenance, but not major maintenance. Chair Dikis recommended a section be added to the Annual Report to clarify the differences between the association fee, routine maintenance and major maintenance.

Capitol Complex Events

Refer to handout

Adjourn

Meeting adjourned at 2:43 p.m.

Upcoming Meetings:

April 16, 2014, 1 – 2:30 pm (Jessie Parker Building, Knudsen Conference Room)

July 16, 2014, 1 – 4 pm (location TBD)

October 15, 2014, 1 – 4 pm (location TBD)